

## MINUTES OF THE SPECIAL MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

MAY 19, 2015

The Ames City Council met in special session at 6:00 p.m. on the 19<sup>th</sup> day of May 2015, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law with Mayor Ann Campbell presiding and the following Council members present: Gloria Betcher, Amber Corrieri, Tim Gartin, Peter Orazem, Matthew Goodman, and Chris Nelson. *Ex officio* Member Sam Schulte was absent.

**CONTRACT AND BOND FOR ISU RESEARCH PARK PHASE III – WATER MAIN AND SANITARY SEWER CONSTRUCTION:** Moved by Goodman, seconded by Corrieri, to adopt RESOLUTION NO. 15-312 approving the contract and bond for ISU Research Park Phase III – Water Main and Sanitary Sewer Construction.

Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

**CHANGE ORDER NO. 1 WITH BURNS & MCDONNELL OF CHESTERFIELD, MISSOURI, FOR FIRE RISK MITIGATION PROFESSIONAL SERVICES FOR ELECTRIC SERVICES DEPARTMENT:** Moved by Nelson, seconded by Betcher, to adopt RESOLUTION NO. 15-313 approving Change Order No. 1 with Burns & McDonnell in the not-to-exceed amount of \$17,500.

Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

**CHANGE ORDER NO. 1 TO ESA, INC., FOR ASBESTOS MAINTENANCE SERVICES FOR POWER PLANT:** Moved by Betcher, seconded by Corrieri, to adopt RESOLUTION NO. 15-314 approving Change Order No. 1 to ESA, Inc. in the not-to-exceed amount of \$60,500.

Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

**SANITARY SEWER SYSTEM EVALUATION UPDATE:** Tracy Warner, Municipal Engineer, gave a brief overview of the history of the 2008 Sanitary Sewer System Study. The SewerGEMS model was created, which is based on approximate as-built locations instead of survey-grade locations. After the 2008 study, it was recommended that more comprehensive Infiltration/ Inflow (I/I) studies be done to determine the impacts of I/I to system capacity.

Ms. Warner explained that the Sanitary Sewer System Evaluation (SSSE) is used to identify and eliminate sources of infiltration and inflow. Tools to assist in the SSSE include: the updated SewerGEMS model, Pipeline Assessment and Certification Program (PACP) standards, and permanent flow meters for long-term I/I reduction. Ms. Warner explained the data collection and engineering analysis, which included flow metering, manhole inspections, smoke testing, and a sewer model. She said that it took years to gather the data.

Ms. Warner presented a map of the sanitary sewer locations. According to Ms. Warner, the use of public outreach included: project website, public meetings, door hangers, and a smoke testing video.

Greg Roth, consultant with Veenstra & Kimm, presented a summary of the Ames Sanitary Sewer System. It included 4,000 manholes, 200 miles of pipe, six siphons, and nine railroad crossings.

Council Member Orazem asked how many of the 4,000 manholes were defective and needed attention. Mr. Roth replied that 78% (approximately 3,000 of the 4,000) had I/I issues. He also advised that 25% had structural damage.

The pipe rating system was explained by Mr. Roth. He said that each pipe was given a rating from 1 to 5 in accordance with the national standards. The projects/deficiencies that were assigned a rating of 4 (poor condition) or 5 (immediate need to repair) were pointed out. Mr. Roth stated that some basins can recapture significant capacity within the sewer by the removal of I/I. Basins 1, 2, 5, 6, and 11 are such basins with the project focuses being Basins 1 and 5.

According to Angie Kolz of WHKS, there is over \$25 million worth of structural improvements needed in the sanitary sewer system. Future Capital Improvements Plan (CIP) projects for the sanitary sewer system will be based on the results of this Evaluation. Work will include rehabilitation, such as the lining of existing mains or spray lining of existing structures, as well as complete removal and replacement of deteriorated structures and sanitary sewer mains. These projects are shown in the CIP beginning in 2014/15. Funding will come from the State Revolving Fund (SRF) in the amount of \$3,470,000 for each year with an annual increase of 5% for inflation. Repayment of the SRF loans will be from revenues generated in the Sanitary Sewer Fund.

Council Member Gartin asked if \$25 million worth of improvements was consistent for a community the size of Ames. Mr. Roth answered that studies had been conducted in similar communities, and this is typical.

The project prioritization was explained by Ms. Warner, who mentioned that a decision matrix/ risk analysis would be performed to prioritize which lines/ manholes and which areas were to be rehabilitated/ replaced first. The matrix involved two categories, 1) the likelihood of failure and 2) the consequence of failure. The prioritization process will allow staff to schedule the project priorities in the next CIP. The new model will allow staff to identify other areas of concern as specific new developments are proposed. This information might result in the denial of the new development, reprioritization of the City's sewer projects in the CIP to provide service to these developments, or the initiation of developer-financed improvements.

Council Member Gartin asked if Basin 1 and Basin 5 are appropriately wearing over time. Ms. Warner mentioned that Basins 1 and 5 are newer, but not brand new. Every structure is inspected, and it could be possible that only certain parts need attention, not the whole structure. The seals can freeze/ thaw, and 20 years is an appropriate time frame for wear.

Council Member Goodman asked if the pipes had structural integrity, and if it made any difference on materials where they are placed. According to Mr. Roth, it is not uncommon to see these issues, the pipes are in older parts of Ames and this is typical.

Council Member Betcher asked how ISU fits into this, since ISU connects to the City's sewer system. Ms. Warner stated that the majority of campus comes in through a meter because ISU has a sewer system that flows into the City's. The City does take a look at new dorms, capacity issues, etc., and takes that all into account.

Council Member Goodman asked if the City was near the limit in regards to general capacity of the mainline. Ms. Warner stated that the Land Use Policy Plan is taken into consideration and there is no concern yet.

City Manager, Steve Schainker, stated that the City has anticipated this, planned for this, and knows the sewer rates will go up. This will give the City a model it has never had before.

Council Member Orazem asked what would be the projected date that the manholes would be addressed. Eric Cowles, Civil Engineer, stated it would be late June/early July for Basin 1 and Basin 5, and eight to ten years for the 3,000 manholes. Since the manholes do not require the same attention, the City will address the manholes by like type to ensure the correct use of contractors.

**COUNCIL COMMENTS:** Moved by Orazem, seconded by Goodman, to refer the letter from the Ames Foundation dated May 14, 2015, regarding the idea of obtaining a retired fighter jet as a beautification project for the new airport terminal; specifically to get a memo from staff stating how that idea compares to other projects done by the City.

Vote on Motion: 6-0. Motion declared carried unanimously.

Mayor Campbell brought the Council Members' attention to the information from Ratnam Patel. Mr. Patel was requesting tax abatement for a hotel. There was no interest shown by the Council in referring the request to staff. The Mayor indicated that a letter would be sent to Mr. Patel to convey that information.

**CLOSED SESSION:** Council Member Gartin asked City Attorney Parks if there was a legal reason to go into Closed Session. Ms. Parks replied in the affirmative.

Moved by Campbell, seconded by Goodman, to hold a Closed Session, as provided by Section 21.5(1)c, *Code of Iowa*, to discuss matters presently in litigation.

Roll Call Vote: 6-0. Motion declared carried unanimously.

The Council convened in Closed Session at 7:04 p.m.

The meeting reconvened in Open Session at 8:38 p.m.

Moved by Gartin, seconded by Orazem, to instruct City staff to continue negotiations as discussed in Closed Session.

Vote on Motion: 6-0. Motion declared carried unanimously.

**ADDITIONAL COUNCIL COMMENTS:** Moved by Orazem, seconded by Gartin, to refer to staff for a memo the letter dated May 11, 2015, from Justin Dodge, on behalf of Hunziker &

Associates, requesting an agreement to conduct commercial drone activities within five nautical miles of the Airport.

Vote on Motion: 6-0. Motion declared carried unanimously.

**ADJOURNMENT:** Moved by Goodman to adjourn the meeting at 8:40 p.m.

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Diane R. Voss, City Clerk

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Ann H. Campbell, Mayor

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Heidi Petersen, Recording Secretary